

# Humboldt Greenway



## Humboldt Greenway Requests for Proposals

[http://www.ci.minneapolis.mn.us/cped/cped\\_rfp](http://www.ci.minneapolis.mn.us/cped/cped_rfp)

### ADDITIONAL CLARIFICATION ON PROPOSAL REQUIREMENTS:

- Proposals must include specification of the minimum and maximum number of properties that developer is interested in developing.
- Developers who are acquiring tax forfeit parcels will need to provide the Purchase Price in cash a month ahead of the anticipated closing date pursuant to an Escrow Agreement, the form of which has been added to the Humboldt Greenway RFP Resources page.

### ADDITIONAL INFORMATION ON THE HUMBOLDT GREENWAY RFP:

1. Q: Will the deadline for the RFP be extended? A: The RFP deadline is June 26, 2015 and it is not anticipated that it will be extended.
2. Q: Can you explain the "Good Faith Deposit?" A: Good faith deposits in the amount of 10% of the Purchase Price are in addition to the Purchase Price and will be held by the City until certification of owner occupancy is received.
3. Q: Several questions related to the homeowners association were received. A: More Humboldt Greenway Homeowner Association Information can be found at: <http://www.humboldtgreenway.com>
4. Q: Do you have any environmental or geotechnical tests? A: The City has posted a Phase I Environmental Assessment from 1998 and a Geotechnical Engineering Analysis from 200 on the Humboldt Greenway RFP Resources page.
5. Q: Will the Properties have any special assessments pending or re-assessed? A: Answer pending further inquiry. The City will post an answer as soon as the inquiries are completed.
6. Q: Are any SAC/WAC credits available? A: The City is not intending to sponsor or provide any subsidies for the units to be built at Humboldt Greenway as part of this RFP.
7. Q: If developers may submit one pro forma for each home design, how should differences in acquisition costs for different sized lots be addressed in the proposed budget? A: If the acquisition costs are different, submit a proposed budget for each lot.
8. Q: Several questions related to the RFP forms were received. Note the revised Proposal Contents below and submit the following Exhibits: [Exhibit B: Consent for Release of Response Data](#), [Exhibit C: Pro Forma Form](#), and [Exhibit D: Application Form](#) available at: [http://www.ci.minneapolis.mn.us/cped/cped\\_rfp](http://www.ci.minneapolis.mn.us/cped/cped_rfp).

**PROPOSAL CONTENTS** Proposals must include the following:

1. **A cover page that includes the following information:**
  - a. Developer's name and mailing address
  - b. Contact person's name, title, phone number, fax number and e-mail address
  - c. The addresses for all proposed properties for development and identification of that property as Priority 1, 2 or 3 (as defined in 2(h) below). [Additionally, proposals must include specification of the minimum and maximum number of properties that developer is interested in developing.](#)
  - d. Signature of authorized corporate officer for each entity proposing as a partnership or team.
2. **Development Proposal Package with All Required Attachments, including:**
  - a. A **market study** or other information documenting the demand for the proposed development.
  - b. A **description of the public benefits** that will result from the development, e.g., the number and types of housing units, the creation and/or retention of jobs (including the estimated number, type and wage levels), tax base enhancement, the provision of retail goods and services, the incorporation of public art and/or cultural elements, etc. This should include an estimate of the taxable value upon completion and annual real estate taxes.
  - c. A **proposed timeframe** for the development, including identification of any conditions that must be met before full funding is achieved and the proposal can become a reality. The schedule should include the time needed to obtain financing, complete design and secure permits and approvals, prepare the site, start and complete construction, and start and complete sellout.
  - d. An executed **"Consent for Release of Response Data" form** (~~attached as Exhibit C~~) [\(Exhibit B\)](#). Proposals that do not include an executed "Consent for Release of Response Data" form shall be considered incomplete which will be grounds for rejection of the entire proposal.
  - e. A completed **Capital Pro-Forma Form** ~~(Exhibit D)~~ [\(Exhibit C\)](#).
  - f. ~~Request for Small Business Participation Goals form (Exhibit E)~~
  - g. Plans, Elevations and Site Plan (s).
  - h. Any **other information** that would help City staff understand and evaluate the development proposal. Proposals should clearly state the number of lots the developer is interested in acquiring as well as all lots the developer would consider acquiring. There may be competing interest in specific lots and staff will need to know if proposals are specific to the identified lots or if there is flexibility on which lots may be considered. Please identify the priority of each property proposed as follows:
    - Priority 1: Proposal for this address to begin construction on the property in 2015.
    - Priority 2: Proposal for this address to begin construction on the property in 2016.
    - Priority 3: No proposal for this address, but would consider the property as an alternative to identified priority properties.

[Additionally, proposals must include specification of the minimum and maximum number of properties that developer is interested in developing.](#)

  - i. Proposed planning and/or zoning approvals (i.e. alley or street vacations, conditional use permits, variances, etc.)
  - k. Application Form ~~(Exhibit F)~~ [\(Exhibit D\)](#).
  - l. Developer experience, including experience building single family homes in the City of Minneapolis.